



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

22-09843 BKOBJ01
BROCK & SCOTT, PLLC
302 Fellowship Rd, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646
Attorneys for Wells Fargo Bank, N.A.

In Re:

BRIAN J ASHMORE
THERESA M ASHMORE
AKA BRIAN ASHMORE

Order Filed on February 8, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 22-13953-MBK

Hearing Date: January 25,
2023

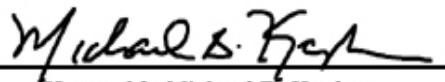
Judge: MICHAEL B.
KAPLAN

Chapter: 13

**CONSENT ORDER RESOLVING DEBTOR'S OBJECTION TO WELLS FARGO
BANK, N.A.'S PROOF OF CLAIM**

The consent order set forth on the following pages, numbered two (2) through three (3) is
hereby **ORDERED**

DATED: February 8, 2023



Honorable Michael B. Kaplan
United States Bankruptcy Judge

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2023

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Chapter: 13

The Consent Order pertains to the property located at 42 Danemare Drive, Matawan, NJ 07747, mortgage account ending with "5248";

This Matter having been brought before the Court by Paul N. Mirabelli, Esquire, attorney for Debtors, Brian J Ashmore and Theresa M Ashmore (hereinafter the "Debtors"), upon the filing of an Objection to Proof of Claim, Wells Fargo Bank, N.A. (hereinafter the "Creditor") by and through its attorneys, Brock and Scott, PPLC, having filed a Response to Debtors' Objection to the Proof of Claim and the parties having subsequently resolved their differences; and the Court noting the consent of the parties of the form, substance and entry of the within Order, and for other and good cause shown:

1. The Parties agree that this consent order shall be made in resolution of the Debtors' Motion Objecting to Creditor's Proof of Claim and as a part of the Confirmation Order.

2. The Debtors agree that they shall cure the full amount of Creditor's valid secured Proof of Claim (#5), which lists pre-petition arrears in the amount of \$3,054.39, through Chapter 13 Plan payments.

3. If required by the Trustee, Debtors agree to amend their Chapter 13 Plan to provide for the arrears listed in Creditor's allowed secured Proof of Claim.

4. This Order shall be incorporated in and become a part of any Order Confirming Plan in the herein matter.

The undersigned hereby consent to the form,
Content and entry of the within Order:

BROCK AND SCOTT, PLLC
Wells Fargo Bank, N.A.
By Its Attorney,

/s/ Matthew Fissel
Matthew Fissel
(Bar No. 038152012)
Attorney for Creditor
BROCK & SCOTT, PLLC
8757 Red Oak Blvd.
Suite 150
Charlotte, NC 28217
Telephone: 844-856-6646
Facsimile: 704-369-0760
E-Mail: NJBKR@brockandscott.com

DEBTORS
By Their Attorney,

/s/
Paul N. Mirabelli, Law Office of Paul N.
Mirabelli, Esquire
Attorney for Debtors
3400 Highway 35,
PO Box 378,
Hazlet, NJ 07730
Phone Number: (732) 264-3880
Fax: (732) 264-7084
Email: pmirabelli@verizon.net

Dated: January 17, 2023

Dated: January 18, 2023

In re:
Brian J Ashmore
Theresa M Ashmore
Debtors

Case No. 22-13953-MBK
Chapter 13

District/off: 0312-3
Date Rcvd: Feb 08, 2023

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

CERTIFICATE OF NOTICE

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 10, 2023:

Recip ID Recipient Name and Address
db/jdb Brian J Ashmore, Theresa M Ashmore, 42 Denamar Drive, Matawan, NJ 07747

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 10, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 8, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Andrea Dobin	on behalf of Trustee Andrea Dobin ecftrusteed@msbnj.com NJ55@ecfcbis.com;trusteedobin@remote7solutions.com
Denise E. Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Dennis P Uhlmann, Jr	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bky@martonelaw.com, Bky@martonelaw.com
Jessica Ann Berry	on behalf of Creditor Reverse Mortgage Funding LLC bankruptcy@gmlaw.com
Matthew K. Fissel	on behalf of Creditor Wells Fargo Bank N.A. wbecf@brockandscott.com, matthew.fissel@brockandscott.com
Michael A. Artis	on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Feb 08, 2023

Form ID: pdf903

Total Noticed: 1

Paul N. Mirabelli

on behalf of Joint Debtor Theresa M Ashmore pmirabelli@verizon.net n.pr72254@notify.bestcase.com

Paul N. Mirabelli

on behalf of Debtor Brian J Ashmore pmirabelli@verizon.net n.pr72254@notify.bestcase.com

U.S. Trustee

USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 10